WARRANTY DEED

Karen Johnson Davidson County
Batch# 429340 DEEDWARR
07/01/2020 11:19:33 AM 2 pgs
Fees: $13.00 Taxes: $1,899.95

20200701-0071268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: SEPT 7, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keyarash Namjoupanah Zahra Ghadimi Baba Namjoupanah	F&M Bank	
(NAME) 1010 Alice Street #A	(NAME) 10 Cadillac Dr, Ste100	070070L00100CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jordan Drumel and Ronnie Kelley Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keyarash Austin Namjoupanah, a single man & Zahra Ghadimi and Baba Namjoupanah, wife & husband, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhouse located in Davidson County, Tennessee, being Unit A of 1010 Alice Street, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing 1010 Alice Street, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20180718-0070224, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Jordan Drumel and Ronnie Kelley, Jr., by Warranty Deed from Sharon Louise Tabor, John Charles Fiedler, Mark Steven Fiedler, James Erwin Fiedler, David Brian Fiedler, Carolyn Marie Fiedler, Alvin Floyd Fiedler, Jr., as the Devisees of the Estate of Eleanor L. Fiedler of record in Instrument No. 20180712-0067704, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on July 12, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of June, 2020.

Jordan Drumel

Ronnie Kelley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jordan Drumel and Ronnie Kelley, Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2020.

Notary Public

My Commission Expires: 1 5 2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON